



## 8 Greenshields Industrial Estate, Bradfield Road, London, E16 2AU

A compact industrial unit located in Greenshields Industrial Estate, ideal for light industrial activities and storage.

- Loading shutter door and separate personnel entrance
- Suitable for a variety of light industrial uses
- Situated close to excellent transport amenities including the A13, Woolwich Ferry and London City Airport
- Small Office space

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## Summary

Available Size	1,562 sq ft
Rent	£30,000 per annum
Rates Payable	£9,605.75 per annum
Rateable Value	£19,250
Service Charge	Service to be confirmed
EPC Rating	C

## Description

The property features an open-plan warehouse space, complemented by a separate small office, kitchen and WC. Natural light enters from above, while the warehouse benefits from a maximum eaves height of approximately 5.37m. The property has the basic supplies of electric and water. The property will be excellent use for small workshops, distributors or storage for various types of businesses.

## Location

Greenshields Industrial Estate is located south of Royal Victoria Docks, just off Silvertown Way / North Woolwich Road (A1020) on Bradfield Road and Knights Road. It is approximately 200 metres away from West Silvertown DLR Station providing access to City Airport (1.5km away) and Stratford via Canning Town on the new DLR link within 10 minutes. Also in the area is Thames Barrier Park which offers open park land with a cafe overlooking the Thames Barrier and Greenwich, south of the river.

## Accommodation

The accommodation comprises the following areas:

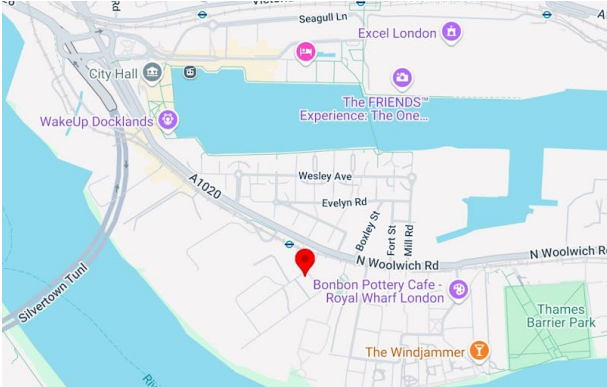
Name	sq ft	sq m	Availability
Ground	1,562	145.11	Available
Total	1,562	145.11	

## Lease Terms

A new FRI lease for a term up to December 2027 with a Landlord's rolling break thereafter, subject to six months' notice.

## Legal Cost

The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent subject to a minimum fee of £2500 +VAT and are payable upon completion. Legal fees expected to be £1,804 plus £929 for a rent deposit deed. An undertaking for legal costs will be required before the landlords solicitors will issue draft lease documentation.



## Viewing & Further Information

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